



Symonds
& Sampson

Highridge

Marshwood, Bridport, Dorset

Highridge

Marshwood
Bridport
Dorset DT6 5QJ

A bright and spacious two bedroom semi detached cottage enjoying an edge of village location providing some of the finest rural and distant coastal views over the Popular Marshwood Vale and Lyme Bay.



- Semi detached two bedroom cottage
 - Driveway & garage
- LPG Central heating & PV Solar panels
- Spectacular views over the Marshwood Vale
 - Edge of village location

Guide Price **£395,000**

Freehold

Axminster Sales
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THE PROPERTY

Highridge comprises a two bedroom semi detached cottage built principally with colour washed elevations under a tiled roof. The Property is situated on the outskirts of this linear village providing spectacular views over the popular Marshwood Vale with distant views of Lyme Bay.

ACCOMMODATION

The bright and spacious living accommodation provides an impressive reception room alongside a kitchen breakfast room with a central island, all of which enjoy stunning rural views. There is also a useful utility area and ground floor bathroom further complimented by an LPG central heating system and UPVC double glazing to most openings. On the first floor are two double bedrooms and an ensuite facility. There is also a further room with a restricted door height and restricting ceiling height. Other benefits include Photovoltaic solar panels and a well placed timber summer house.

SITUATION

The property is situated on the edge of the village of Marshwood. Marshwood has a garage to its centre and a church, primary school and public house to the outskirts. The village road gives swift access to both Axminster and

Bridport. Bridport is a bustling market town, which has a history of rope-making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the East and Axminster to the West. Walking, water sports and riding opportunities are plentiful in the area, with many walks starting from the town itself. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

OUTSIDE

The property is approached via a timber gateway leading to a driveway providing off-road parking and granting access to the detached timber garage. The majority of the gardens lies to the side of the property incorporating a wealth of plants and shrubs. Within the grounds are strategically placed seating areas where the views can be fully appreciated . In the far corner is a timber summerhouse.

SERVICES

Mains electric & water. Private drainage and LPG heating system.

Broadband: Ultrafast available
Mobile network coverage: Limited indoors, likely outdoors.
Source- Ofcom.org

LOCAL AUTHORITY

Dorset Council - 01305 251010
Council tax band D

MATERIAL INFORMATION

The private drainage system may not comply with current building regulations and it is recommended that any potential purchaser investigates this.
There is spray foam insulation in the roof space.
The property is at very low risk of flooding from both rivers & seas and surface water. Source- Gov.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
85-95	B		
75-85	C		
65-75	D		
55-65	E		
45-55	F		
35-45	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Marshwood, Bridport

Approximate Area = 1139 sq ft / 105.8 sq m

Limited Use Area(s) = 35 sq ft / 3.3 sq m

Garage = 195 sq ft / 18.1 sq m

Total = 1369 sq ft / 127.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1296494



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